

And if at any time the Mortgagor shall fail to keep any of the covenants herein contained, or to pay any of said moneys as they become due and payable by the terms of said note, as stipulated to be paid therein; or if default be made in the payment of said taxes or assessments; or if default be made in the said insurance agreement as provided herein; or if the buildings and improvements are not kept in good repair; or in case any tax or assessment is assessed in South Carolina against the debt or note secured hereby, or the interest in said premises of said Mortgagee, its successors or assigns, or upon the rendering by any Court of competent jurisdiction of a decision that the undertaking by the Mortgagor, as herein provided, to pay any taxes or taxes, is legally inoperative, then at the option of said Mortgagee, its successors or assigns, the whole indebtedness and all sums secured by this mortgage, to wit: principal and interest then accrued on said note and all advances made to or on account of the Mortgagor herein for taxes, assessments, premiums on insurance and charges of any kind, shall at once become due and payable without notice, irrespective of maturity and this mortgage may be foreclosed for the whole amount of said moneys, interest, costs and attorneys' fees.

And if at any time any part of said debt, or interest thereon be past due and unpaid, I hereby assign the rents and profits of the above described premises to said Mortgagee or its successors or assigns, and agree that any Judge of the Circuit Court of said State, may at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits applying the net proceeds thereafter (after paying any costs of collection) upon said debt, in interest, costs or expenses; without liability to account for anything more than the rents and profits actually collected.

Provided always, nevertheless, and it is the true intent and meaning of the parties to these presents that if Edwin J. Garner, the said Mortgagor, do and shall well and truly pay or cause to be paid unto the said Mortgagee, or its successors or assigns, and agree that any Judge of the Circuit Court of said State, may